



Planning & Economic Development Department
100 Hughes Road
Madison, Alabama 35758

Planning Commission Staff Report

Date: May 19, 2022

Project: The Cottages at Oakland Springs Mixed Use Project (Site Plan 2022-011)

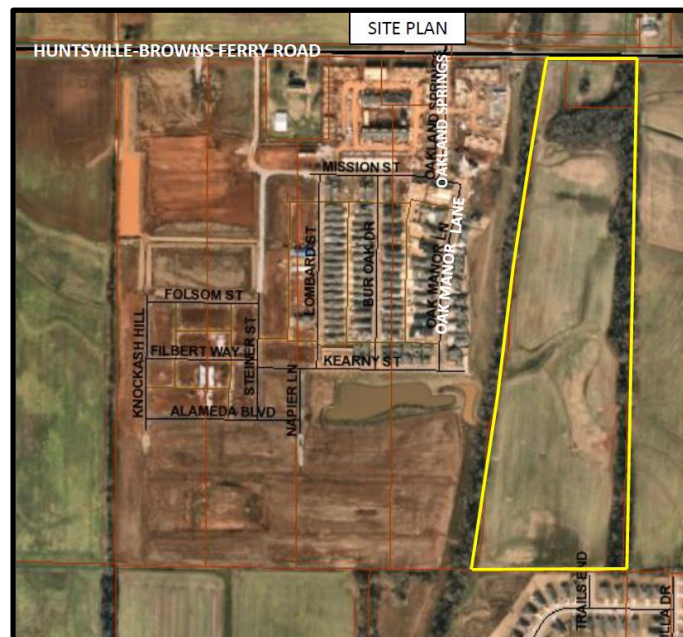
Applicant: Bridgewood Engineering

Property Owner: Placemakers Oakland Springs, LLC

Location: South of Huntsville-Browns Ferry Road, East of Oakland Springs Drive

Request Summary

This is a request for a site plan for a mixed-use project on 36 acres in the Village of Oakland Springs Subdivision.



Recommendation

Motion to:

“Approve the Site Plan for The Cottages at Oakland Springs Mixed Use Project (SP2022-011) with contingencies.”

Project Request

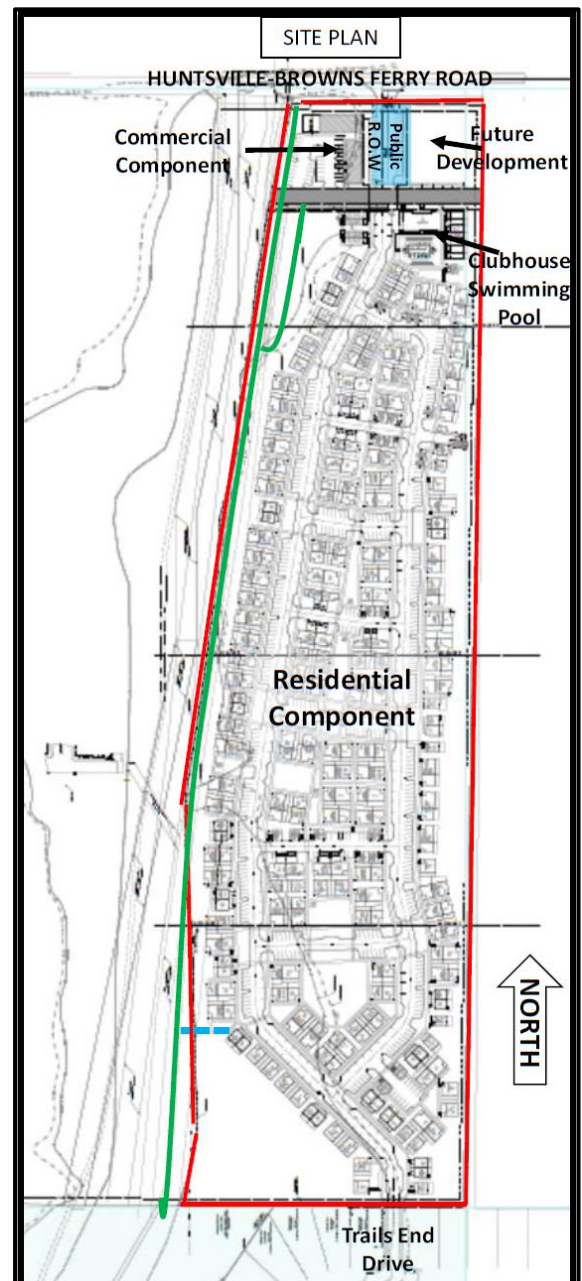
This is a site plan to construct a mixed use project consisting of 300 rental units and 8,000 square feet of commercial space, associated parking, and infrastructure. The residential component of the project is summarized below.

No. of bedrooms	No. of Duplex Units	No. of Single Units	Total	Percent
1 bdrm	125	13	138	46%
2 bdrm	102	19	121	40%
3 bdrm	34	7	41	14%
Total	261	39	300	

Community amenities will include a clubhouse, fitness studio, open community green spaces, dog-washing stations, courtyards, pavilions, pedestrian-friendly network and 24/7 maintenance and on-site management.

The commercial component will include the construction of two, one-story commercial buildings. Each building will have 4,000 square feet of leasable space. Both buildings will be located to the west of the entrance drive from Huntsville-Browns Ferry Road, leaving the east side for future development.

The proposed roadway network will consist of five roadways totaling 5,813 linear feet and 864 linear feet of alleys. The new street beginning at the Huntsville-Browns Ferry Road right-of-way will be constructed as public right-of-way through the commercial area, which will be approximately 300 linear feet. The remaining street system will be private with a public ingress/egress easement overlaid. The private streets and alleys will be constructed to the same standards as a public street. The street system will connect to the Trails End stub street in Nature's Trail Subdivision abutting the south end of the project. Pedestrian circulation will be provided with 10 foot wide sidewalks through the commercial area and five foot wide sidewalks through the residential area. Sidewalk will be constructed along Huntsville-Browns Ferry Road westward connecting to the sidewalk being constructed as part of the Argento Mixed Use project. In conjunction with this site plan, the developer will grade that part of the public greenway trail proposed along the east side of the Oakland Springs Branch. Pedestrian and emergency vehicle access from the greenway to the development will be provided at two separate locations.



General Information

Background:

The Planning Commission approved a layout amendment at the January 20, 2022 meeting. The amendment changed the internal street system, open space locations and commercial locations that facilitated the general layout of this site plan.

Future Land Use, Zoning, and Existing Land Uses:

TABLE 1 LAND USE AND ZONING INFORMATION			
Location	WSMP Vision Map	Zoning	Existing Land Use
Subject Site	TC (Town Center) and PNA (Parks & Natural Area)	TND (Traditional Neighborhood District)	Vacant
North of Subject Property (Across Huntsville-Browns Ferry)	n/a	City of Huntsville	Agricultural
East of Subject Property	NMC (Neighborhood Mixed-Use)	AG (Agriculture)	Agricultural
South of Subject Property	SSF (Suburban Single-family)	R3A (Single-family detached residential)	Single-family subdivision
West of Subject Property	TC (Town Center)	TND	Mixed-family subdivision



Conformance with Long Range Plans:

1. Future Land Use Map. Not Applicable
2. West Side Master Plan
 The subject property is overlaid with two place types PNA (Parks and Natural Area) and TC (Town Center). The location of proposed roadways, parks, and detention areas are generally in harmony with the WSMP Vision Map. The majority of the PNA is overlaying Oakland Springs Branch, which will remain undeveloped but for the greenway that is

planned. The area shown for the neighborhood commercial center is overlaid with a PNA place type and does have a cluster of trees located there. This area was zoned before the adoption of the West Side Master Plan, with commercial planned for that location. The 0.95 acres of open space proposed in the amendment will help offset the development of this area. A multi-use path (greenway) is proposed to run along Oakland Springs Branch. The applicant plans to grade the section for the path on the east side of the creek with this proposal.

3. Growth Plan. Not Applicable

4. Parks & Recreation Master Plan. Not Applicable

5. Transportation Plan

The Transportation Plan recommends a comprehensive greenway and trail system that includes Oakland Springs Branch. The trail proposed will accommodate bicycle and pedestrians. The Transportation Plan references the West Side Master Plan goal that the greenway and trail *serve recreational purposes more than significant travel movements but improves overall connectivity of multimodal networks*. As noted, the applicant plans to perform the grading necessary to construct this link in the greenway and trail system.

Zoning & Subdivision Compliance:

The proposed project generally complies with all applicable requirements in the Zoning Ordinance and Subdivision Regulations. Staff added the word *generally* in the preceding sentence because the project is in compliance with the critical elements of the regulations or the applicant has indicated their intent to comply. For example, the applicant understands the requirements to cross Oakland Springs Branch, options for the sidewalk along Huntsville-Browns Ferry, and has agreement on the overall stormwater management for the project. Most of the contingencies that remain require the clean up of minor errors. Much of the time allotted with this review was focused on the major issues, which is one of the reasons for the larger than usual number of contingencies remaining.

Technical Review Committee:

The Technical Review Committee has emphasized the need for routes for pedestrians and cyclists. The following routes must be constructed as part of this site plan. The applicant understands these requirements.

- A. A minimum five foot wide sidewalk in the Huntsville-Browns Ferry Road right-of-way constructed in a manner that it connects with the sidewalk approved with the Argento project being constructed to the west and is not subject to flooding. (Engineering Contingency #6)
- B. A second crossing is being required to provide direct connectivity between the Cottages at Oakland Spring and the Villages of Oakland Springs on the west side of Oakland Springs Branch. This crossing can be an at-grade crossing and subject to flooding but other methods for the crossing are encouraged. (Engineering Contingencies #4 and #5)
- C. The greenway on the east side of the creek will be graded by the developer.

Analysis

The proposed site plan is consistent with the underlying TND zoning and the Layout Amendment concept approved by the Planning Commission. The anticipated commercial area is preserved, interconnectivity tie-in with the subdivision to the south remains, and connection to property to the east is provided for at the north end of the project in the commercial area. The greenway will be graded, and after dedication the City will be able to pave it for public use. The applicant is showing a low water crossing on the plans and had developed a proposal for a sidewalk along Huntsville-Browns Ferry; however, staff has recommended contingencies that address the design of these so that they meet City requirements. Staff recommends approval.

Attachments

1. Recommended Technical Review Committee Contingencies for Cottages at Oakland Springs/Site Plan
2. Site Plan dated and received May 10, 2022
(If viewed electronically from a link on the published agenda, this attachment can be found by clicking on the title of the project name listed on the agenda)

Attachment No. 1

Recommended Technical Review Committee Contingencies
Cottages at Oakland Springs Site Plan

Planning Department

1. Submit signed copy of Layout Amendment
2. Revise calculations to show the guest parking requirements.
3. Show location of guest parking
4. Note the Federal Insurance Rate Maps, including panel number and map date
5. Label greenway path along Oakland Branch.

Engineering Department

1. Correct sheet numbers on Cover Sheet to match drawing index
2. Remove labels B1 and B2 on all pages of "Proposed ROW survey" and ensure squared off right-of-way is carried over to all pages
3. Remove or rename "development layout."
4. Add the following Note: "Construction of pedestrian access across Oakland Springs Branch must be completed prior to the issuance of any building permits for The Cottages at Oakland Springs development. This crossing, located within the area indicated on the plans, must connect this proposed development with the existing development to the west. The final location and the construction details for the crossing must be submitted to the City of Madison Engineering Department for approval."
5. Add area referenced in item 4 above to the plans showing a general zone of where the crossing is expected to be.
6. Show minimum 5 ft wide sidewalk to be constructed along Huntsville-Browns Ferry inside public right-of-way. The sidewalk should cross over creek and not be subject to flooding. Proposed greenway to terminate on the Southwestern corner of future commercial lot, at the pond, and route through development.
7. Clarify lot boundaries with labels or line types on Sheet 11
8. Sheet 13 – 15
 - i) Clarify proposed use of dashed extension for the northwest commercial building
 - ii) Remove street blades on the internal ingress/egress stop sign callouts.
 - iii) Remove planter box and increase Fire department access to units east of clubhouse. Paint as fire lane.
 - iv) Ensure all ADA ramps match details
 - v) Provide long term erosion control for embankments below proposed retaining walls on eastern property boundary
 - vi) Remove easement for proposed box culvert.
9. Clarify if pavement is flush with sidewalk or if there is a curb at perpendicular parking area on Sheet 16.
10. Correct text labels that are cut off on Sheet 17.
11. Show stormwater grate rim elevations on grading plan on Sheet 23.
12. Sheet 24
 - i) Provide more spot elevations close to 48-CI and 58-CI
 - ii) No fill to be placed in FEMA Floodway on West side of proposed commercial lot.

13. Sheet 26
 - i) Provide drainage structure from road to ditch at connection between Carolina Avenue and Trails End.
 - ii) Provide profile for 131SPHW to 131ASPHW
14. Sheet 29
 - i) Provide notes on what existing storm infrastructure is to be demolished.
 - ii) Provide structure details for WW-1 and WW-2 and the proposed bend in culvert.
15. Do not locate proposed water valve in ditch along Southern Boundary on Sheet 32
16. Add silt fence protection for existing stream until diverted via proposed culvert on Sheet 53A.
17. Check and correct inlet protection and erosion control logs on Sheets C-603 and 604
18. Correct location of inlet protection to be around grates on Sheet C-605.
19. Curb and gutter required in proposed ROW and along Carolina Avenue on Sheet C-901
20. Top of outlet structure elevation needs to match stormwater report on Sheet C-907.
21. Sheet L102
 - i) Recommend no trees to be planted on top of the proposed large stormwater culvert.
 - ii) Correct dumpster angle to match other sheets.
22. Clarify the storm event used to create software printout tables in the stormwater report
23. Clarify blank pages included in stormwater report.

Fire Department

1. Provide fire flows